

**2 MONTHS FREE RENT**



# PROFESSIONAL CENTER

## OFFICE SPACE

**Bender**  
COMMERCIAL

 **4300 SOUTH LOUISE AVE, SUITE 107**  
**SIOUX FALLS, SD**

 **2,000-2,600 SF**  
**SUBDIVIDABLE**

**\$ \$12.50/SF NNN**  
**EST NNNs: \$4.00/SF**

- Main level office space available in the Professional Center along high traffic Louise Avenue near 49th Street.
- Space consists of reception area, six (6) private offices, conference room and breakroom.
- Can be subdivided – contact broker for more details.
- Common area restrooms.
- Monument signage available along Louise Avenue visible to 22,100 vehicles per day.
- Parking ratio of 1 space per 278 square foot.
- Great location near shopping and restaurants. Easy access to 41st Street and I-229.
- TI Allowance negotiable – contact broker for details.
- **Two months free rent followed by 50% off until July 1 for qualified tenant.**

**BOBBIE TIBBETTS**  
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605-670-9455

**ALEX SOUNDY, SIOR**  
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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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